

Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

REQUEST TO SPEAK



6

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) John Thomas MEETING DATE 2/27/19

NAME OF GROUP/ORGANIZATION (if applicable) Thomas property

ADDRESS 7500 E Lincoln Dr. Scottsdale AZ ZIP 85250

HOME PHONE _____ WORK PHONE (480) 948-3590

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - A green light indicates the timer has been activated.
 - A yellow light indicates there is one minute remaining.
 - A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

Cell 480.991.1111
michaelpleary@cox.net

DATE : December 31, 2018

TO: Doris McClay, Senior Planner

FROM: Mike Leary

RE: 23-ZN-2018 — **Updated Citizen Review Report**

Per the Citizen Review Plan the attached informational letters were sent to interested parties and property owners within 750' of the subject property. A "Project Under Consideration" sign was erected on 10/25/18 announcing the Open House to be held November 7, 2018.

On October 26th the project was presented to the McDowell Mountain Ranch HOA President and HOA General Manager and was well-received. The project is required to obtain their HOA Architectural Committee and Board of Directors approval of subsequent development plans. The HOA General Manager subsequently sent our project notification letter to its 3,400 members and received only one reply.

Prior to the Open House we received an email from a resident representing 3 other homeowners in the Horseman's Park subdivision located northwest of the site on the opposite side of McDowell Mountain Ranch Road. Concerns centered on the desire to maintain the PCoC "basic convenience goods, shopping and services within walking distance of nearby residences" and the potential for more intensive C-1 uses replacing the storage use. Per the attached string of emails, our response was that the PCoC zoning was misapplied in this suburban arterial road setting, the property exceeds the PCoC district maximum parcel size resulting in the loss of all development rights, and the City Council routinely limits development to a specific development plan thereby precluding other uses. We have had no subsequent contact.

A dozen people attended the November 7th Open House including members of the MMR Board with the typical inquiries about the project's use, size, design, access, lighting, security, and traffic. Information was provided regarding the filing of the application, notification by the City of the filing, the availability of submittal information online, and the public hearing process. There were no subsequent comments objecting to the project.

We have been in contact with the property owner immediately to the west who has requested information on the design of the western façade, building heights, building setback and drainage

23-ZN-2018
12/31/2018

which we are furnishing. There has been no other contacts since the November 7th Open House. The General Manager of MMR HOA has also recently confirmed that there have been no subsequent concerns expressed by its membership..

We will continue to encourage and respond to any questions, comments or concerns throughout the entire application process. The Citizen Review Report will be updated as needed prior to the Planning Commission and City Council hearings.

Attachments

- : map showing the area of notification
- : list of property owners with the notification area
- : list of interested parties
- : letter to property owners and interested parties
- : affidavit of posting
- : Community Input Certification
- : email exchanges with Horseman's Park residents
- : Open House attendees


Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

Cell 480.991.1111
michaelpleary@cox.net

DATE: November 8, 2018

TO: Doris McClay, Senior Planner

FROM: Mike Leary 

RE: 93-PA-2018 – **Application Submittal - Citizen Review Report**

Per the Citizen Review Plan the attached informational letters were sent to interested parties and property owners within 750' of the subject property. A "Project Under Consideration" sign was erected on 10/25/18 announcing the Open House to be held November 7, 2018.

On October 26th the project was presented to the McDowell Mountain Ranch HOA President and General Manager and was well-received. The project is required to obtain their HOA Architectural Committee and Board of Directors approval of subsequent development plans. The General Manager subsequently sent our project notification letter to their 3,400 members and received only one reply.

Prior to the Open House we received an email from a resident representing 3 other homeowners in the Horseman's Park subdivision located northwest of the site on the opposite side of McDowell Mountain Ranch Road. Concerns centered on the desire to maintain the PCoC "basic convenience goods, shopping and services within walking distance of nearby residences" and the potential for more intensive C-1 uses replacing the storage use. Per the attached string of emails, our response was that the PCoC zoning was misapplied in this suburban arterial road setting, the property exceeds the PCoC district maximum parcel size resulting in the loss of all development rights, and the City Council routinely limits development to a specific development plan thereby precluding other uses.

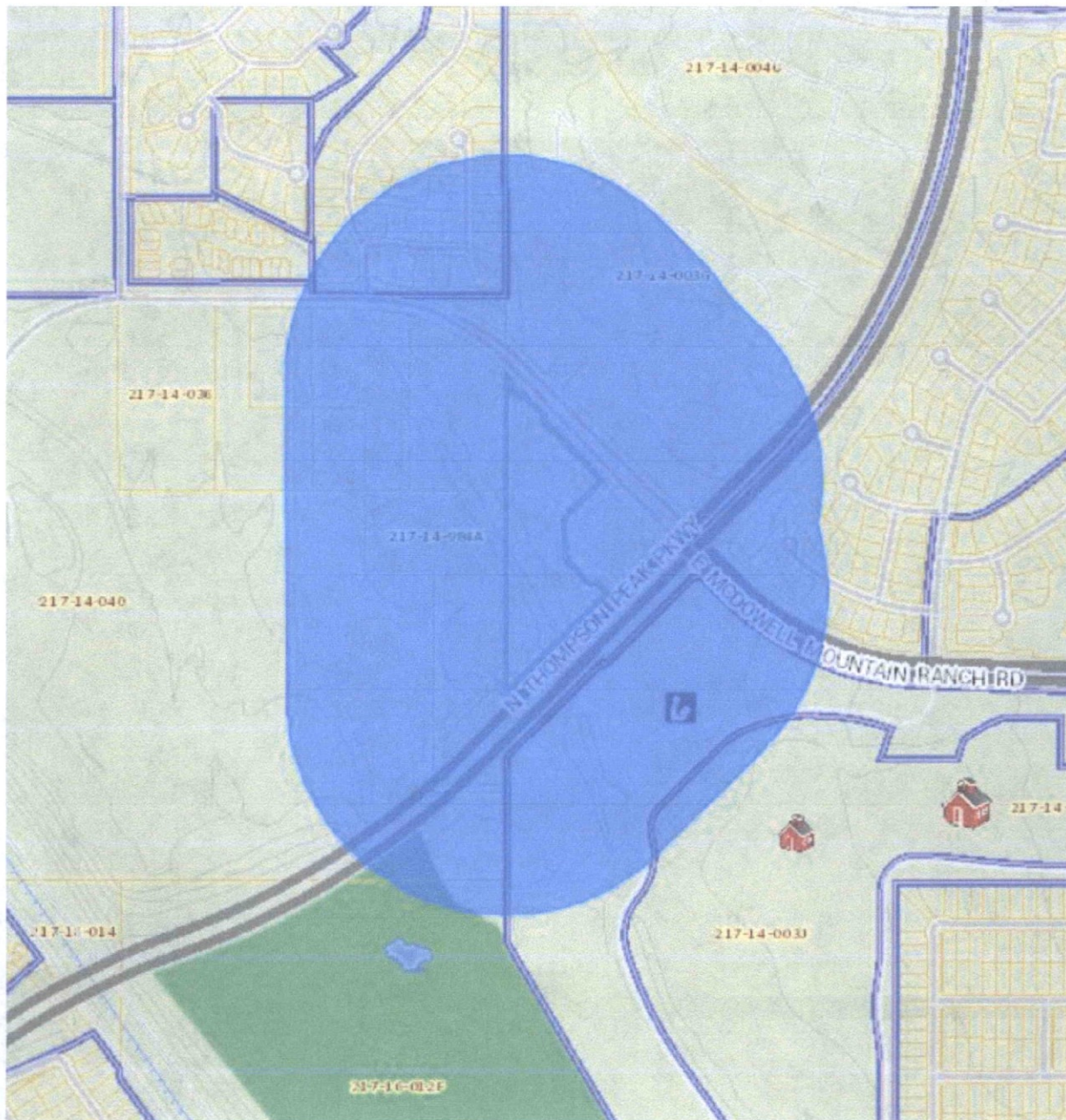
23-ZN-2018
11/9/2018

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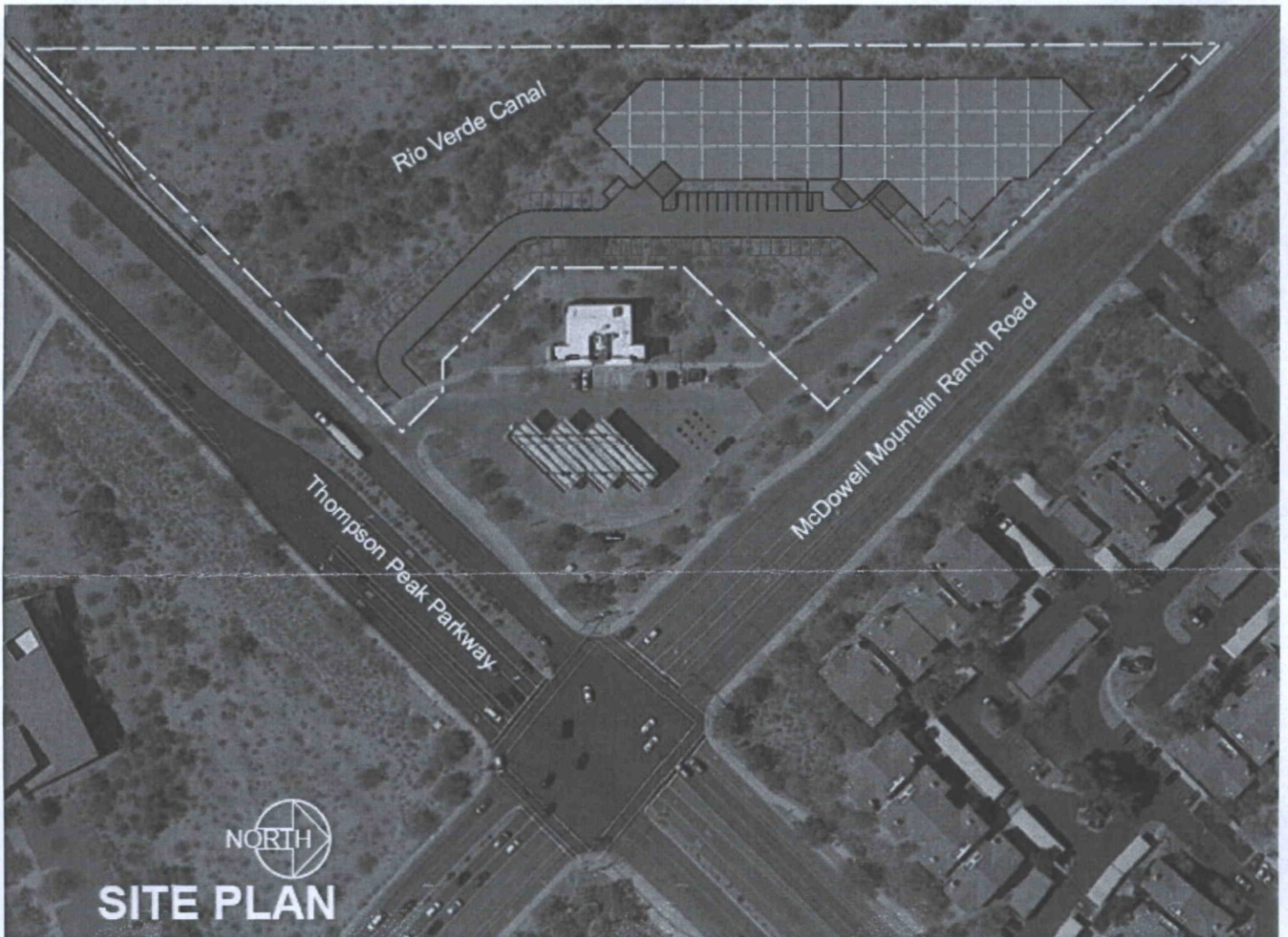
We will continue to encourage and respond to any questions, comments or concerns throughout the entire application process. The Citizen Review Report will be updated prior to the City Council hearing.

Attachments

- : map showing the area of notification
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- : affidavit of posting
- : Community Input Certification
- : email exchanges with Horseman's Park residents
- : Open House attendees



750' Notification Area



PRELIMINARY 10.26.18



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number:

95-PA-2018

Project Name:

Location:

10101 E McDowell Mountain Ranch Rd

Site Posting Date:

October 26, 2018

Applicant Name:

Michael Leary

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

26th day of October 2018



MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday, November 7, 2018
Time: 5:00 P.M. - 6:00 P.M.
Location: McDowell Center 16116 N. McDowell Mountain
Ranch Rd. Scottsdale, AZ 85255

Site Address: 10101 East McDowell Mountain Ranch Road
Scottsdale, AZ 85255

Project Overview:

- Request: Approval of a Zoning District Map amendment from PCOC (Planned Convenience Center) ESL (Environmentally Sensitive Lands) to C-1 (Neighborhood Commercial) ESL (Environmentally Sensitive Lands)
- Description of Project and Proposed Use: McDowell Mountain Storage a climate controlled internalized storage facility on a vacant remnant parcel located west of Superpumper at the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway
- Site Acreage: 4.77 acres
- Site Zoning: PCOC (Planned Convenience Center) ESL (Environmentally Sensitive Lands)

Applicant Contact:

Michael Leary
480-991-1111
michaelp@cox.net

City Contact:

Doris McClay, Senior Planner
480-312-4214
dmcc@scottsdaleaz.gov

Pre-Application #: 95-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

*Penalty for removing or defacing signs prior to date of last hearing. Applicant responsible for sign removal.

10/26/18 13:35:53

Community Input Certification



CASE NO: 93-PA-2018

PROJECT LOCATION: 10101 E. McDowell Mountain Ranch Road

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
10/26/18	750' PROPERTY OWNERS			X
10/26/18	Interested Parties			X
10/25/18	McDowell Mountain Ranch HOA PRESIDENT	X		
10/30/18	CHRIS RICHARDSON, MMR GM			X
11				

MICHAEL P. LONG
Signature of owner/applicant

11.3.18
Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

McDowell Mountain Community Storage

OPEN HOUSE 11.07.18

[illegible]

Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park neighbors

mike leary

Tue 11/6/2018 7:39 PM

To: Ed Grant IV <egrant4@simaz.com>;

Cc: george bell <ghbell@landrd.com>; 'george.bell@landrd.com' <george.bell@landrd.com>; Jennifer Bell <jbell@landrd.com>;

No problem Ed we'll catch up whenever you're available. Thanks ML

*Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111*

From: Ed Grant IV <egrant4@simaz.com>

Sent: Tuesday, November 6, 2018 7:20 PM

To: mike leary

Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park neighbors

Hi Mike. My apologies, but I can no longer make the meeting tomorrow evening. I very much appreciate the opportunity to hear more about the project, and will be sorry to miss it. That being said, the job that pays the bills has to take priority. I know you understand.

I'm just buried this week, but let's maybe talk next week or at your convenience. Thanks again!

Ed

On Nov 6, 2018, at 8:45 AM, Ed Grant IV <egrant4@simaz.com> wrote:

Let's just talk Wednesday. I've got a small window from 5-5:20 where I plan to be there.

Thanks!

Ed

From: mike leary <yrael@hotmail.com>

Date: Monday, November 5, 2018 at 1:42 PM

To: Ed Grant <egrant4@simaz.com>

Cc: "mafoster272@gmail.com" <mafoster272@gmail.com>, "eric.e.bjorkman@intel.com" <eric.e.bjorkman@intel.com>, "cthorpe@righthonda.com" <cthorpe@righthonda.com>, george bell <ghbell@landrd.com>, "'george.bell@landrd.com'" <george.bell@landrd.com>, Jim Elson <j4747e@aol.com>, Jennifer Bell <jbelle@landrd.com>, doris mcclay <dmcclay@scottsdaleaz.gov>

Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park neighbors

Ed thanks for the quick reply. Would you like to have a separate discussion before the Open House or just cover the items on Wednesday? ml

Btw I misspelled Doris' email but corrected it here. ML

*Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111*

From: Ed Grant IV <egrant4@simaz.com>
Sent: Monday, November 5, 2018 10:40 AM
To: mike leary
Cc: mafoster272@gmail.com; eric.e.bjorkman@intel.com;
cthorpe@righthonda.com; dmclay@scottsdaleaz.gov; george bell;
'george.bell@landrd.com'; Jim Elson; Jennifer Bell
Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park neighbors

Thanks Mike. I appreciate the through response! Sticking with your theme of colors, please see below in red...

From: mike leary <yrael@hotmail.com>
Date: Sunday, November 4, 2018 at 4:06 PM
To: Ed Grant <egrant4@simaz.com>
Cc: "mafoster272@gmail.com" <mafoster272@gmail.com>, "eric.e.bjorkman@intel.com" <eric.e.bjorkman@intel.com>, "cthorpe@righthonda.com" <cthorpe@righthonda.com>, "dmclay@scottsdaleaz.gov" <dmclay@scottsdaleaz.gov>, george bell <ghbell@landrd.com>, "'george.bell@landrd.com'" <george.bell@landrd.com>, Jim Elson <j4747e@aol.com>, Jennifer Bell <jbell@landrd.com>
Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park neighbors

Ed thanks again for the heads-up on the items mentioned in your email. I'm going into probably more detail than necessary but I want to provide as complete a response as possible in the hope of allaying the concerns that were mentioned. Here goes.

- Section 5.2701 of the City's Zoning Ordinance states that the land's existing PCoC designation is designed to provide "basic convenience goods, shopping and services within walking distance of nearby residence". We interpret this to mean exactly what it says, and submit that the existing Superpumper fits that description nicely. Your proposed use would unnecessarily broaden that, however.

Zoning ordinances inevitably have inherent vagaries and the City's PCoC district is a classic anomaly. I was a City Planner back in the 80's when the PCoC district was established as part of the progression of "Planned Centers" - PNC (Neighborhood), PCC (Community) and PRC (Regional). The PCoC purpose statement was gleamed from C-1 per below:

PCoC "This district is intended to provide basic convenience goods shopping and services within walking distance of nearby residences. The district provides for retail and service establishments which

supply commodities or perform services to meet the daily needs of the neighborhood.”

C-1 “This district is intended to provide a center for convenience shopping and services for nearby neighborhoods. The district provides for small business retail and service establishments which supply commodities and services to meet the daily needs of the community.”

PCoC was a well-intended planning attempt to imbed into neighborhoods very limited and small retail uses (originally 1,000 sf max) with residential units above on parcels no greater than 1 acre (curiously the PCoC zoning on this parcel comprises 7.2 acres). The PCoC goal was to encourage - in suburban settings - what works in urban settings. Predictably the concept was less than successful as I am only aware of two properties in the City having PCoC zoning - the subject and one south of Cactus on 94th Street (the southern continuation of Thompson Peak Parkway). Typical of the abundant C-1 commercial developments City-wide, both sites are located on arterial streets - not imbedded in neighborhoods.

I understand the intent of PCoC, and believe it fits right into our goal here... limited and small retail uses. Respectfully, that does not describe what is being proposed. I think the original intent in 1993 was spot on.

- We know, per your letter, that no development has been proposed on this site since the original zoning in 1993. While we do understand that current zoning permits certain uses that may create more traffic “by right”, we also feel strongly that the property should be used for what it’s entitled to do...provide services within walking distance of nearby residents. A storage facility is hardly a regional use, but it certainly has a more broad reach than walking distance.

The PCoC “miss-zoning” (if that’s a word) is the primary reason why the property hasn’t developed in the last 25 years. The most significant obstacle is the PCoC zoning precludes any development of this property due its size being well in excess of the maximum. Technically the property has no development rights under PCoC which obviously was an error in the 1993 zoning approval of the 3,200 acre McDowell Mountain Ranch. The “internalized community storage” use was added to C-1 and the other commercial districts back in the 90’s not as a neighborhood serving use but a neighborhood “compatible” use. Contrary to the PCoC purpose statement, Superpumper and other similar gas/convenience stores are minimally a community-wide use - not a neighborhood use intended to be within “walking distance of nearby residences”.

Fair enough on the community-wide use comment. Self-storage is still too broad for this particular land that's surrounded by so much residential.

- You mention that the site is severely constrained by drainage, but please note that condition did exist prior to acquisition and would have been known before the owner acquired the property.

Although drainage is always a constraint on developing property, ownership was not aware that the rock-lined channel along the western portion of the site was on this property - versus the neighboring property - as the ALTA survey prepared at the time of acquisition did not show it as there is no recorded drainage easement. Also not known until now is the stormwater outflow from the property was blocked when Thompson Peak Parkway was extended over the CAP Canal which has resulted in ponding that backs up into the developable portion of the site.

Sounds like a title claim to me, as it may have been omitted from the ALTA on account of it not being listed as a Schedule B item. As for the stormwater outflow, that too would seemingly been the responsibility of whoever created the condition. Either way, please note that those items should be accounted for in other ways beyond allowing additional uses over what's allowed today.

- The C-1 zoning designation permits additional uses not allowed under the current PCoC designation such as furniture and home furnishing sales, a health and fitness studio, internalized community storage (the subject here), and retail, amongst others. Again, these uses are more broad than the original intent of the PCoC designation and what we feel is appropriate at this location. We're quite comfortable that we have adequate access to these uses at the Basha's, A.J.'s, and Safeway shopping centers...all of which are approximately 1 mile away from our homes. As for storage, those opportunities abound in the area as well.

Although the City Council can't limit uses, it achieves the same effect by routinely limiting zoning approval to a specific site plan which has the effect of precluding another use. Any proposed change in use would necessitate a change in the site plan which would necessitate going back to City Council for consideration. A storage facility has unique functional features that do not lend itself to alternative uses. North of Shea to the City limits is considered underserved having only a handful of storage facilities.

Understood on the City's ability to limit uses. We are not collectively there and ready to support this rezoning. If we do get there though, we'll look for very tight stipulations so that we can be assured what's ultimately developed will be

what we expect it to be. Let's have the discussion on the overall effort first though, as I don't yet see the reasoning to support what's proposed.

- Please also note that we did attempt to access your pre-application file via the website provided in your letter, but were unsuccessful via the case number, project name, or applicant name.

Paste the <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search> link to your browser:

City of Scottsdale - Pre-Application Meeting Search

eservices.scottsdaleaz.gov

Pre-Application Process; Scottsdale Maps; The pre-application is the first step in the processing of all development requests. SUBMIT ONLINE OR FILL OUT THE FORM ABOVE AND BRING TO PLANNING AND DEVELOPMENT INCLUDING REQUIRED ATTACHMENTS.; Call Records at 480-312-2356 for current zoning, parcel #, and quarter section #. Incomplete pre-applications will not be accepted.

Under "Month and Year" select "ENTIRE" and "2018". Under "Pre-app-number" enter "93-PA-2018" and then hit the "SEARCH" button. What comes up is nothing more than what's in the letter. Hardly helpful at this stage but it's what the City requires to be included in the outreach letter. After the zoning application is filed, a zoning number will be assigned and detailed information about the application will be available online.

Again I'm sorry about the length of my responses but hopefully in this case "more is better than less". Once again feel free to give me a buzz with any questions/comments/concerns.

Hope this helps. ML

Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255

(c) 480.991.1111

From: Ed Grant IV <egrant4@simaz.com>
Sent: Thursday, November 1, 2018 8:23 AM
To: mike leary
Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park

Thanks Mike. Normally a call is fine, but I'm knee deep in work until Tuesday. Should we just chat at your open house?

From: mike leary <yrael@hotmail.com>
Date: Wednesday, October 31, 2018 at 11:25 AM
To: Ed Grant <egrant4@simaz.com>
Subject: Re: 93-PA-2018 (McDowell Mountain Community Storage) - Horseman's Park

Ed thanks so much for the specific concerns and politeness. It's rare.

We both understand the trepidation that arises with new development proposals and I really appreciate your neighborhood involvement sooner than later. I'm looking for the best way to respond and I'm thinking a phone call with you would be a good start. **Does that work Ed??**

*Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111*

From: Bjorkman, Eric E <eric.e.bjorkman@intel.com>
Sent: Wednesday, October 31, 2018 9:10 AM
To: Ed Grant IV; michaelpleary@cox.net
Cc: dmcclay@scottsdaleaz.gov; mafoster272@gmail.com;

cthrope@righthonda.com; Bjorkman, Eric E; Amy Bjorkman
(dramybjorkman@yahoo.com)

Subject: RE: 93-PA-2018 (McDowell Mountain Community Storage)

Well worded, thank you Ed. I will attend next Wednesday. Do you think it would be worthwhile to bring this issue to the attention of any of our neighbors on Monte Cristo and see if they would like to be part of our organized objections? I'm not sure if adding a few more faces to the attendance on Wednesday would make a difference at this point in the process or not. We know the neighbors next door and across the street (Emma actually knows them and we know them through her) well enough that I'm happy to knock on a couple of doors (those with stars below) later this week....

<image001.png><image001.png><image001.png><image002.jpg>

From: Ed Grant IV [<mailto:edgrant4@simaz.com>]

Sent: Wednesday, October 31, 2018 8:55 AM

To: michaelplearny@cox.net

Cc: dmccclay@scottsdaleaz.gov; mafoster272@gmail.com; Bjorkman, Eric E
<eric.e.bjorkman@intel.com>; cthrope@righthonda.com

Subject: 93-PA-2018 (McDowell Mountain Community Storage)

On behalf of the Bjorkman, Foster, Grant, & Thorpe families, all of whom are residents of the Horseman's Park subdivision, we wanted to contact you regarding the proposed McDowell Mountain Community Storage project. While we understand that the final details of your proposed project have yet to be rolled out, please understand that we generally object to the effort to rezone this property based upon the following:

- Section 5.2701 of the City's Zoning Ordinance states that the land's existing PCoC designation is designed to provide "basic convenience goods, shopping and services within walking distance of nearby residence". We interpret this to mean exactly what it says, and submit that the existing Superpumper fits that description nicely. Your proposed use would unnecessarily broaden that, however.
- We know, per your letter, that no development has been proposed on this site since the original zoning in 1993. While we do understand that current zoning permits certain uses that may create more traffic "by right", we also feel strongly that the property should be used for what it's entitled to do... provide services within walking distance of nearby residents. A storage facility is hardly a regional use, but it certainly has a more broad reach than walking distance.

- You mention that the site is severely constrained by drainage, but please note that condition did exist prior to acquisition and would have been known before the owner acquired the property.
- The C-1 zoning designation permits additional uses not allowed under the current PCoC designation such as furniture and home furnishing sales, a health and fitness studio, internalized community storage (the subject here), and retail, amongst others. Again, these uses are more broad than the original intent of the PCoC designation and what we feel is appropriate at this location. We're quite comfortable that we have adequate access to these uses at the Basha's, A.J.'s, and Safeway shopping centers...all of which are approximately 1 mile away from our homes. As for storage, those opportunities abound in the area as well.

Please also note that we did attempt to access your pre-application file via the website provided in your letter, but were unsuccessful via the case number, project name, or applicant name.

Finally, we are planning to attend your open house next Wednesday and hear more about the case at that time. As a fellow real estate professional myself, however, I thought it important to make you aware of our objection sooner as opposed to later.

Thanks very much for the chance to offer this input.

Ed Grant

<image001.png>

<image002.jpg>



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number:

95-PA-2018

Project Name:

Location:

10101 E McDowell Mountain Ranch Rd

Site Posting Date:

October 26, 2018

Applicant Name:

Michael Leary

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

26th day of October 2018



MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday, November 7, 2018
Time: 5:00 P.M. - 6:00 P.M.
Location: McDowell Center 16118 N. McDowell Mountain
Ranch Rd. Scottsdale, AZ 85255

Site Address: 10101 East McDowell Mountain Ranch Road
Scottsdale, AZ 85255

Project Overview:

- Request: Approval of a Zoning District Map amendment from PCOC (Planned Convenience Center) ESL (Environmentally Sensitive Lands) to C-1 (Neighborhood Commercial) ESL (Environmentally Sensitive Lands)
- Description of Project and Proposed Use: McDowell Mountain Storage a climate controlled internalized storage facility on a vacant remnant parcel located west of Superpumper at the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway
- Site Acreage: 4.77 acres
- Site Zoning: PCOC (Planned Convenience Center) ESL (Environmentally Sensitive Lands)

Applicant Contact:

Michael Leary
480-991-1111
michaelpleary@cox.net

City Contact:

Doris McClay, Senior Planner
480-312-4214
dmccloy@scottsdaleaz.gov

Pre-Application #: 95-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

Posting Date: 10/26/2018
Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for Sign Removal

10/26/18 13:35:33

217-14-003G
SPUS8 DAKOTA LP
800 BOYLSTON ST SUITE 2800
BOSTON MA 02199

217-14-037A
WINSTAR PRO LLC
10405 E MCDOWELL MOUNTAIN RANCH RD
STE 202 F SCOTTSDALE AZ 85255



217-14-039A
JAT DOVE CAPITAL LLC
7500 E LINCOLN DR SCOTTSDALE AZ
85250

217-14-509
WALTERS JERI L
10122 E TIERRA BUENA LN SCOTTSDALE
AZ 85255

217-14-512
KNEADLER DEREK J/NED C/CATHERINE P
10119 E TIERRA BUENA SCOTTSDALE AZ
85255

217-14-515
WILLIAMS KENNETH S/ELIZABETH N
10143 E TIERRA BUENA LN SCOTTSDALE
AZ 85255

217-14-984A
ARIZONA STATE LAND DEPARTMENT
7332 E BUTHERUS DR SCOTTSDALE AZ
85260

217-73-140
FOSTER FAMILY LIVING TRUST
9906 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-143
LESUEUR KYLE
9954 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-146
RAAD GHASSAN/MARCELLA TR
10610 N 99TH WY SCOTTSDALE AZ
85260

217-14-003L
SPIRIT SPE PORTFOLIO 2007-3 LLC
14631 N SCOTTSDALE RD STE 200
SCOTTSDALE AZ 85254

217-14-037B
USA-BOR
23636 N 7TH ST PHOENIX AZ 85024

217-14-498
DATTNER LIJIANA/WOOLSTON LARISSA
10109 E MORNING STAR DR
SCOTTSDALE AZ 85259



217-14-510
CATLIN AARON/SHARLENE
10114 E TIERRA BUENA LN SCOTTSDALE
AZ 85255

217-14-513
MICHAEL P HUYGE TRUST
10127 E TIERRA BUENA LN SCOTTSDALE
AZ 85255

217-73-157
THORPE CRAIG S/SHANNON M
9971 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-16-940
GRAYTHORN DEVELOPMENT LLC
13654 E GERONIMO RD SCOTTSDALE AZ
85259

217-73-141
BJORKMAN ERIC E/AMY B
9922 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-144
STIEBER MARTIN D/CATHERINE E TR
9970 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-147
PARK FAMILY TRUST
16230 N 99TH WY SCOTTSDALE AZ
85260

217-14-003M
CAPITAL SERVICES MMRR LLC
8525 E PINNACLE PEAK RD #100
SCOTTSDALE AZ 85255

217-73-155
GRANT EDWIN H IV/JENNIFER J
16125 N 99TH WY SCOTTSDALE AZ
85260

217-14-508
FRANCO ANGELICA J
10130 E TIERRA BUENA LN SCOTTSDALE
AZ 85259

217-14-511
PERRY FAMILY TRUST
11709 CALAMAR DR SAN DIEGO CA
92124

217-14-514
TILLOTSON GARY J/PATRICIA A
800 KELLAND DR NORFOLK NE 68701

217-73-160
WILLIAM AND NANCY HORNE TRUST
9923 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-212
HORSEMANS PARK HOMEOWNERS
ASSOCIATION
2400 E BILTMORE CIR STE 1300 PHOENIX AZ
85016

217-73-154
NICK P CATSIBRIS LIVING TRUST
16157 N 99TH WAY SCOTTSDALE AZ
85260

217-73-158
AGRAWAL ANUP/ANJALI
9955 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-161
CAKMAK ASLIGUL TR
15029 N THOMPSON PEAK PKWY STE
B111-508 SCOTTSDALE AZ 85260

217-73-151

MALAEKEH MICHAEL/MITRA
16229 N 99TH WAY SCOTTSDALE AZ
85260

217-73-142

MARTIN PATTI
9938 E MONTE CRISTO SCOTTSDALE AZ
85255

217-73-145

KAADIGE MOHAN RAO/PAMARTHI REENA
16190 N 99TH WAY SCOTTSDALE AZ 85260

217-73-150

PANCARO JOSEPH R/CORSAROSUELLYN
16247 N 99TH WAY SCOTTSDALE AZ
85260

217-73-152

PATEL FAMILY TRUST
16211 N 99TH WY SCOTTSDALE AZ
85260

217-14-526

MCDOWELL MOUNTAIN RANCH
COMMUNITY ASSOC
16116 N McDowell Mtn Ranch Road
Scottsdale, AZ 85255

217-73-139

BATES ANDREW J/DAWN E TR
16195 N 99TH PL SCOTTSDALE AZ
85260

217-73-153

PANAGIOTIS 1 LLC
11585 N 120TH ST SCOTTSDALE AZ
85259

217-73-156

ECKHOLDT JASON E/CELINE
9987 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-159

SAJEEV AMBILI/MADAMPATH SAJEEV
9939 E MONTE CRISTO AVE
SCOTTSDALE AZ 85260

217-73-162

MADHINENI ARATI/MADHUKAR
16132 N 99TH PL SCOTTSDALE AZ 85260

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Edwin Bull Burch & Cracchiolo PA P.O. Box 16882 Phoenix, AZ 85011	Guy Phillips 7131 E. Cholla St. Scottsdale, AZ 85254	Guy Phillips City of Scottsdale City Council 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251
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Jim Lane, Mayor City of Scottsdale 7666 E. El Rancho Drive Scottsdale, AZ 85260	John Berry/Michele Hammond Berry Riddell, LLC 6750 E Camelback Rd, Ste 100 Scottsdale, AZ 85251	John Washington 3518 N Cambers Court Scottsdale, AZ 85251
Juli A. Eckmann 4020 N. Scottsdale Road, Unit 2007 Scottsdale, AZ 85251	Kathy Littlefield City of Scottsdale City Council 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251	Kelsey Young City of Scottsdale Planning Commission 3331 N. 63rd Street Scottsdale, AZ 85251

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10278 E. Hillery Drive
Scottsdale, Arizona 85255

Cell (480) 991-1111
michaelpleary@cox.net

DATE: October 26, 2018

TO: Neighboring Property Owners and Interested Parties

FROM: Mike Leary, Development Consultant 

RE: McDowell Mountain Community Storage

A climate-controlled indoor-only community storage facility is proposed on the vacant property behind the Superpumper gas station at the southwest corner of Thompson Peak Parkway and McDowell Mountain Ranch Road. The property along with the gas station is commercially-zoned PCOP (Planned Convenience Center) and was originally intended as a neighborhood commercial center back in 1993 when McDowell Mountain Ranch was master-planned and zoned. Since that time there hasn't been any retail, office or other development proposed on this remnant parcel which is severely constrained by drainage, limited access and the old Rio Verde Canal which bisects the property. The facility will not have any outdoor storage, generates extremely low traffic and has little, if any, off-site impacts especially when compared to other commercial uses that are currently allowed.

As interested parties or property owners within 750' of the property, you are receiving this notification as required by the City of Scottsdale. We are hosting an "Open House" from 5:00 pm to 6:00 pm on Wednesday November 7th at the McDowell Center located at 16116 N. McDowell Mountain Ranch Rd., Scottsdale, AZ 85255. Enclosed is a copy of our preliminary site layout and preliminary building design.

We hope to subsequently file a formal application with the City to change the zoning from PCOC to the similar C-1 (Neighborhood Commercial) classification which allows "internalized community storage". Immediately after filing the application, you will be receiving a postcard from the City notifying you of the application submittal. If you should have any questions, please contact me and/or our City of Scottsdale project coordinator Doris McClay who can be reached at 480.312.4214 and dmcclay@scottsdaleaz.gov. The preliminary application case number is 93-PA-2018 and the City's website is <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>.

Thank you! ML

enclosure